

Arlene Orr provided information on the City of Naperville Senior Taskforce and voiced support for the request.

Commissioner Van Someren stated that she is impressed with the development and the level of detail.

Commissioner McDaniel thanked Troy Butler for his comments and stated that this is an important project in the City and voiced his support.

Commissioner Bansal asked the petitioner why the increase in density and the deviation for the reduction in masonry materials was necessary. Clewer stated that the number units is due to funding sources and city requirements and stated that the cost requirements for funding limit the amount of money to spend on materials while also balancing the need for quality building materials.

Commissioner Bansal stated she understands the need for the project and voiced her support.

Commissioner Robbins thanked Troy Butler for his comments and stated that she feels that the project addresses an important need in the community and voiced her support.

Clewer provided closing remarks.

The PZC closed the public hearing.

Commissioner Richelia made a motion, seconded by Commissioner Bansal to adopt the findings of fact as presented by the petitioner and approve PZC 23-1-013, rezoning the subject property from B2 to OCI; for multi-family residential in the OCI zoning district; a conditional use to establish a PUD and a preliminary/final PUD plat; and, deviations to the Naperville Municipal Code's parking, density, and masonry requirements for the property located at 4231 Tower Court.

Aye: 7 - Bansal, Castagnoli, King, McDaniel, Richelia, Robbins, and Van Someren

Absent: 1 - Wright

2. Conduct the public hearing for 3320 S. IL Route 59 (Chick-fil-a) - PZC 24-1-077

Sara Kopinski, City of Naperville Planning Services Team, provided an overview of the request.

Joe Vavrina, Civil Engineer for Petitioner, presented the case.

Jason Hill, Petitioner, provided additional information on the case.

Public Testimony:

Scott Hagge, neighboring property owner, provided comments on the request.

Sandy Peters, neighboring property owner, provided comments regarding parking and traffic concerns and asked the petitioner which existing entrances were being closed. Hill confirmed which entrance would be closed with the development.

Commissioner Van Someren asked staff about the traffic and circulation concerns. Chris Nichols from staff stated that the road that was mentioned is a private drive and therefore the city does not have jurisdiction.

Dr. Mike Peters stated concerns about traffic and circulation.

Commissioner Van Someren asked staff if a traffic study was requested. Nichols stated that it was not necessary as the use of the property was not changing.

Sandy Peters stated further concerns regarding traffic and vehicle circulation.

Commissioner Van Someren stated that the Commissioners are familiar with the request and the area and acknowledged Peters' concerns.

Hill stated that Chick-fil-a received the approval of the neighboring property association for their development plans and believes that the proposed design will accommodate the projected traffic and will not adversely impact the surrounding properties as their peak times do not align with the peak traffic times of the nearby school.

Hill provided closing remarks.

The PZC closed the public hearing.

Commissioner Bansal made a motion Seconded by Commissioner Richelia to adopt the findings of fact as presented by the petitioner and approve PZC 24-1-077, a variance to reduce the length of the required bypass lane for a Chick-fil-a at 3320 S. IL Route 59 (Chick-fil-a).

Aye: 7 - Bansal, Castagnoli, King, McDaniel, Richelia, Robbins, and Van Someren

Absent: 1 - Wright